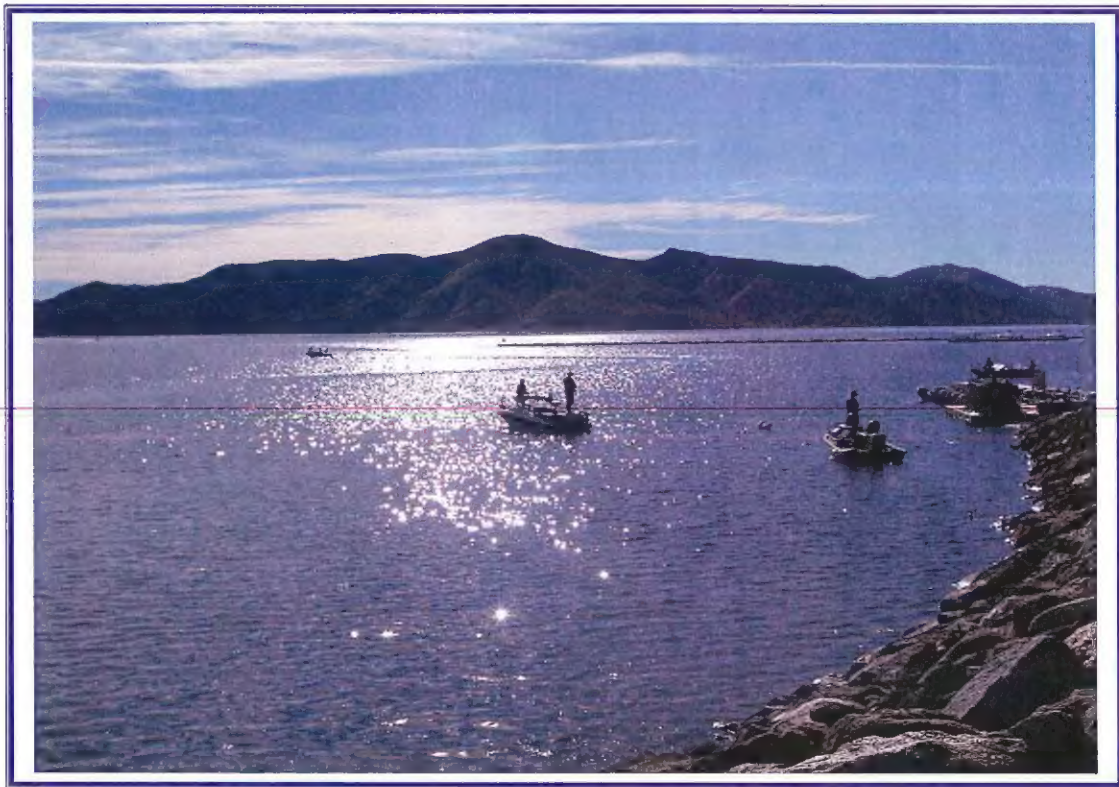


APPENDIX A

SUSTAINABILITY IN HEMET GENERAL PLAN POLICIES

SUSTAINABILITY IN HEMET GENERAL PLAN POLICIES



Diamond Valley Lake

SUSTAINABILITY IN HEMET GENERAL PLAN POLICIES

Sustainability is generally defined as any set of activities, programs, policies, or other efforts whose purpose contributes to addressing deleterious environmental impacts that reduce the capacity to sustain natural resources. The City has categorized its approach to sustainability into six categories: Smart Growth: Land Use and Community Design, Transportation and Connectivity, Water Conservation, Air Quality, Energy and Resource Conservation, Waste Reduction, and Economic Sustainability. General Plan goals, policies, and implementation programs that address climate change and sustainability have been placed into one of the six sustainability categories defined below with policies listed subsequently.

Smart Growth: Land Use and Community Design

Sustainable land use and community design practices concentrate growth in compact centers to avoid sprawl and advocates transit-oriented, walkable, and bicycle-friendly land use patterns. Relevant policies encourage enhanced open space conservation; pedestrian-friendly, mixed-used, and in-fill developments; the restoration of the historic downtown center; and the redevelopment of deteriorating areas to more sustainable development. The model also discourages noncontiguous (leapfrog) development.

Hemet's sustainable land use and community design goals and policies are primarily located within the Land Use Element, the Community Design Element, the Historic Resources Element, the Housing Element, the Art and Culture Element, and the Open Space and Conservation Element. These goals and policies include:

- ❖ establishing land use patterns and development standards that incorporate "smart growth" tenets;
- ❖ creating walkable neighborhoods and connections to open space;
- ❖ preserving significant historic buildings and neighborhoods;
- ❖ protecting environmentally sensitive habitats and species;
- ❖ strengthening and directing development toward existing communities;
- ❖ revitalizing the downtown core through design, intensity, and pedestrian-scale; and
- ❖ facilitating the revitalization of older, deteriorating neighborhoods through rehabilitation, recycling of underutilized properties, incentives, and redevelopment.

Principles of Smart Growth

- ♦ Mix land uses.
- ♦ Take advantage of compact building design.
- ♦ Create a range of housing opportunities and choices.
- ♦ Create walkable neighborhoods.
- ♦ Foster distinctive, attractive communities with a strong sense of place.
- ♦ Preserve open space, farmland, natural beauty, and critical environmental areas.
- ♦ Strengthen and direct development toward existing communities.
- ♦ Provide a variety of transportation sources.
- ♦ Make development decisions predictable, fair, and cost effective.
- ♦ Encourage community and stakeholder collaboration in development decisions.

Source: Smart Growth Network, a partnership of the Environmental Protection Agency and several non-profit and government organizations.

In December 2010, the City of Hemet was designated the Inland Empire's "most walkable community" by Walk Score, an online site that helps gauge the pedestrian friendliness of neighborhoods and encourages walkable cities. Points were awarded to residential neighborhoods based on the proximity of nearby amenities such as stores and schools. Hemet's traditional grid system of streets and location of commercial nodes near residential neighborhoods assisted in achieving the top designation.

Transportation and Connectivity

Transportation and connectivity refers to policies that decrease vehicle miles traveled; encourage the use of alternative forms of transportation; encourage the use of alternative fuel or lower emission vehicles; and increase connectivity between residential neighborhoods, schools, shopping areas, and employment centers. Additionally, the precept addresses the management of transportation systems to improve efficiency through more effective utilization of facilities.

Hemet's transportation and connectivity goals and policies are primarily located within the Circulation Element, the Land Use Element, the Community Design Element, and the Recreation and Trails Element. General concepts include:

- ❖ increasing the capacity, safety, and accessibility of streets through the Complete Streets Program;
- ❖ providing for the expanded use of Neighborhood Electric Vehicles;
- ❖ accommodating a low-speed travel culture in Hemet to reduce GHG emissions while encouraging a healthier level of community interaction;
- ❖ providing expanded and safe facilities for pedestrians, bicyclists, and recreationalists;
- ❖ creating walkable neighborhoods through appropriately scaled and designed developments and associated infrastructure;
- ❖ facilitating access to and use of public transportation systems; and
- ❖ establishing development standards that encourage the siting of employment and commercial centers along transportation corridors and activity centers.

Water Conservation

Water conservation refers to policies that conserve and protect water resources. Hemet's goals and policies regarding the supply, distribution, and conservation of water are located within the Open Space and Conservation Element and the Community Services and Infrastructure Element. Preservation and conservation of water resources will continue to be a significant issue throughout the planning period. General concepts include:

- ❖ managing the City's watershed and use of groundwater to reduce demand, increase supply, and ensure that water use does not exceed the safe yield of groundwater; and
- ❖ implementing a variety of water conservation measures.

Energy, Air Quality, and Resource Conservation

Energy and resource conservation refers to policies that conserve and preserve open space and natural resources, reduce energy use, promote the production of clean energy resources, protect the air from air pollutants, and decrease Hemet's GHG emissions. This precept

requires the participation of a wide range of participants: residents, businesses, schools, industries, transportation users and providers, developers, builders, innovators, conservationists, utility providers, and government.

Hemet's energy and resource conservation goals and policies are primarily located within the Open Space and Conservation Element, Community Services and Infrastructure Element, and the Community Design Element. General concepts include:

- ❖ preserving natural resources;
- ❖ managing agriculture, minerals, and groundwater recharge basins;
- ❖ establishing and protecting outdoor recreation venues and scenic vistas;
- ❖ implementing energy conservation measures;
- ❖ facilitating renewable energy development and use;
- ❖ encouraging building orientations and landscaping that enhance natural lighting and sun exposure;
- ❖ implementing CALGreen building standards and facilitating LEED certifications to help reduce the negative effects of new buildings on the environment; and
- ❖ addressing sources of air pollution to reduce unhealthy conditions for residents and damage to agriculture, the natural environment, and human-made materials.

Waste Reduction

Waste reduction refers to household solid waste recycling; commercial and industrial recycling; waste reduction targets; and use of recycled materials for City use and for community facilities and infrastructure projects. State law mandates specific per-capita disposal targets for each jurisdiction based on demographics and industrial bases.

The City of Hemet currently operates its own refuse and recycling division, the Integrated Waste Management Division, but is exploring contracting with a private company. The City's waste reduction goals and policies are primarily located within the Community Services and Infrastructure Element and focus on the following areas:

- ❖ complying with California statewide waste reduction mandates;
- ❖ promoting the use of recycling and recycled materials in development projects; and
- ❖ promoting the use of recycling and recycled materials in City operations.

Economic Sustainability

Sustainable economic policies support an equitable housing-jobs balance; promote environmental justice in land use decisions, promote sensitive use of cultural and open space facilities; ensure economic opportunities for all segments of the community; and attempt to balance potential impacts of global warming measures, which could affect the lives of residents and the livelihood of businesses. The City's economic goals and policies, which are primarily located in the Land Use Element, the Community Design Element, the Open Space and Conservation Element, the Recreation and Trails Element, and the Art and Culture Element, include:

- ❖ establishing incentives for job creation;
- ❖ enhancing opportunities for sustainable tourism;

- ❖ creating public gathering spaces; and
- ❖ encouraging sensitive, adaptive reuse of historic and culturally sensitive structures where the original use is no longer feasible.

Sustainable Development in West Hemet

West Hemet, an approximately 5,400-acre area that extends into the City's sphere-of-influence on its western edge, presents a challenging opportunity to balance growth with natural resource protection. This primarily underdeveloped section of the City and Planning Area contains 1,600 acres of sensitive biological habitats and is primarily located within a 100-year floodplain with minimal flood control. A large portion of the area cannot be developed until habitat preservation and major flood-control solutions are addressed.

Within this area, the City has the opportunity to create innovative infrastructure systems that try to replicate nature, and by doing so, protect groundwater recharge areas, conserve groundwater resources, maintain water quality by reducing pollution, and channel drainage in environmentally sensitive ways. The City can promote the design of attractive and multi-use open space areas for development, recreation, and habitat. The Urban Land Institute, Orange County/Inland Empire, Edge Development Initiative Council in 2010 identified 4 focus areas for sustainable infrastructure in West Hemet:

- ❖ **Stormwater** Through groundwater recharge, biofiltration, and habitat hydration, stormwater can be safely conveyed to benefit the local community. Implementing a stormwater management approach that uses open "naturalized" planted channels and treatment detention basins wherever possible can reduce costs, add amenity value, and perform water quality and groundwater recharge functions.
- ❖ **Recycling Water** Expanding existing recycled water systems into West Hemet will alleviate the strain on potable water and mitigate the ever-rising cost of water.
- ❖ **Energy** By developing a "smart grid" approach to power system development with linkages to alternative energy sources, West Hemet can become less dependent on conventional forms of energy and potentially become more self-reliant.
- ❖ **Transportation** West Hemet has the opportunity to develop a three-phased plan to implement transportation systems in "steps" to coincide with demand and revenues. The plan would integrate intercommunity shuttles, bicycle paths, and "complete" or "green" streets as development occurs. Complete streets include pedestrian travel, event spaces, canopy shade trees, pervious pavements or pavers, and other features that enable multipurpose use and value. Complete streets are discussed in detail in the Circulation Element.

Acronyms of General Plan Element Policies

AC:	Art and Culture
C:	Circulation
CD:	Community Design
CSI:	Community Services and Infrastructure
H:	Housing
HR:	Historic Resources
LU:	Land Use
OS:	Open Space and Conservation
PS:	Public Safety
RC:	Recreation and Trails

Sustainability in Hemet General Plan Policies

SMART GROWTH: LAND USE AND COMMUNITY DESIGN

GENERAL PLAN POLICIES

- AC-1.2 Art in Public Places Program** Encourage the development of a coordinated, flexible, citywide Art in Public Places program for new development or community organizations to provide public art or spaces for art as part of a development project.
- AC-1.3 Public Spaces and Facilities** Use artistic elements in coordination with the City's transportation network and pedestrian linkages, landscaping, lighting, paving, and signage at the City's gateways and other public spaces to strengthen Hemet's identity and image.
- AC-1.4 Downtown Focus** Encourage the development of downtown Hemet as the art and cultural center of the City. Encourage the preservation, renovation and reuse of the downtown area's historic structures and cultural facilities.
- C-1.16 Rural Street Character** Avoid changing the visual character of existing rural residential neighborhood streets by constructing the minimum level of street improvements needed for public safety. Consider using rolled curbs and drainage swales instead of curbs and gutters and prohibiting on-street parking.
- C-4.1 Sustainable Urban Design** Promote urban design measures that encourage alternatives to single-occupancy vehicle transportation and direct new growth along transportation corridors as a means of reducing roadway congestion, energy consumption, and air pollution.
- C-4.5 Development Opportunities** Require new development to include opportunities for alternative transportation, such as bicycle paths, pedestrian connections, bicycle storage, and other facilities such as NEV paths, and charging stations.
- C-4.15 Transit-oriented Development Design Features** Require new development to incorporate transit-oriented design features and attractive, accessible, and appropriate transit, bicycle, and pedestrian amenities to promote and support public transit and alternate modes of transportation, including but not limited to:
- Designing transit stops to reduce disruption to vehicular traffic;
 - Locating transit stops to minimize the impact of buses and ridership on nearby neighborhoods;
 - Ensuring that all transit stops are ADA accessible;
 - Requiring transit stop amenities such as benches, shade, lighting, and shelters, where appropriate;

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- a. **C-5.3** Requiring all new transit stops be equipped with bicycle racks and/or bicycle lockers;
- b. Encouraging senior citizen and affordable family housing projects to provide transportation services; and requiring new public facilities to incorporate transit facilities.

Bike-Friendly Development Require the provision of designated bikeways, bicycle racks, lockers, and other bicycle amenities at public buildings, commercial or industrial buildings, shopping centers, and other activity centers as part of discretionary plans for development projects.

C-5.5 Regional Bikeway Interconnectivity Require that existing and proposed bikeways within the City connect with those in neighboring jurisdictions and the Riverside County Trails and Bikeway System Master Plan, and WRCOG Non-Motorized Transportation Plan whenever practicable.

C-5.6 Pedestrian Linkages Connect commercial activity centers to adjacent residential areas with well-designed pedestrian linkages that include amenities such as benches, trees, landscaping, and shade structures to encourage people to walk to destinations.

CD-1.3 Unique Sense of Place Require quality site, architectural, and landscape designs that incorporate those qualities and characteristics that make Hemet a desirable place to live and work including: walkable blocks, distinctive parks and open space, tree-lined streets, and varied architectural styles.

CD-1.6 Sustainable Design Require new developments to incorporate sustainable design amenities and features including using landscape areas for stormwater management and treatment.

C-1.11 Parkway Design Emphasize the landscaping of parkways, roadways, entries, and gateways consistent with the Community Design Element including replacing any tree removed from the public right-of-way with a California-friendly or shade tree of similar size and shape to a suitable location.

CD-4.2 View Corridors New development should consider the preservation of significant view corridors of the surrounding hillsides in the design of new projects. Building heights along the Florida Avenue corridor (Gilbert Street to Buena Vista Street) shall be limited to a two story maximum height in order to maximize views toward Idyllwild and the San Jacinto Mountains

CD-4.3 Limit Grading Reduce the amount of grading for development by using natural terrain to determine development design.

CD-4.4 Cluster Development Encourage clustering of development to preserve the maximum amount of natural terrain as possible.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- CD-4.10** **Natural Land Features** Natural land features should be recognized and integrated into the site plan where feasible. Stream beds, hillsides, rock formations, unique vegetation, and similar natural features should be incorporated into the overall development concept.
- CD-5.1** **Complete and Well-Structured Neighborhoods** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use, foster community pride, enhance neighborhood identity; ensure public safety, and address the needs of all ages and abilities.
- CD-8.1** **Outdoor Plazas** Promote the establishment of outdoor plazas and courtyards in commercial centers, office complexes, at public buildings and in the Downtown District.
- CD-8.4** **Increase Walkability** Require new development to create walkable, pedestrian scaled blocks, publicly accessible mid-block paseos, and pedestrian routes where appropriate, with sidewalks appropriately scaled for anticipated pedestrian use. Walkability can be enhanced by:
- a. Discouraging wide expanses of parking lots.
 - b. Minimizing pedestrian-auto conflicts and ensuring a high-level of safety for pedestrians.
 - c. Providing pedestrian linkages between uses and buildings.
 - d. Creating an appealing street scene through the use of attractive street furniture and landscaping.
 - e. Designing commercial projects to feature a central plaza or main visual focus oriented toward pedestrian and transit connections.
 - f. Designing commercial projects with building façades that are interesting and in scale with the pedestrian. Ground floor elevations should avoid long bland walls. Windows and entrances should be located at frequent intervals.
 - g. Integrating features such as awnings and verandas that shield visitors from the elements.
 - h. Discourage projects that face inward, are surrounded by walls, or have no connection to neighboring uses.
- CD-8.7** **Walkable Streets** Require design and development of neighborhoods that are pedestrian friendly and include features such as short blocks, broad and well-appointed sidewalks (e.g., lighting, landscaping), tree-shaded streets, buildings that define and are oriented to adjacent streets and public spaces, limited driveways curb cuts, paseos and pedestrian lanes, alleys, traffic-calming features, convenient pedestrian street crossings, and access to transit.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- CD-10.1 Mixed Use Development.** Mixed use development should:
- a. Encourage pedestrian activity by providing sidewalks with ample width, encourage on-street parking, include street furniture sited adjacent to the curb as a barrier to auto traffic, and encourage commercial spaces featuring frequent sidewalk entrances.
 - b. Create a credible residential environment by making commercial uses visually distinct from residential spaces. Dwelling units should exhibit a residential character, and residential entrances should read differently from entrances to commercial businesses.
 - c. Include public plazas that attract visitors to the public portions of the development, and offer private open space areas that limit intrusion by nonresidents.
 - d. Encourage the use of outdoor dining and gathering areas to provide street activity.
 - e. Incorporate transit systems and amenity within or serving the project, such as local jitney services, shuttle loops, or nonmotorized vehicular trails within the project area.
 - f. Inclusion of special landscape design improvements such as: streetscape design in the public right-of-way, pedestrian plazas, courtyards, sidewalk cafes and overall landscape design of project open space.
 - g. Provision of public park facilities, pedestrian connections and easements, bicycle routs that link activity centers and other mixed use areas.
- CD-13.5 Public Gathering Space** Public open space should be created in the Downtown District and the civic center to provide for formal and informal gatherings and events which will further enhance the pedestrian nature of the Downtown District.
- H-1.2 Diversity of Housing** Promote a variety of housing types to meet the special needs of persons with disabilities, elderly households, and others who may need assisted living, group home, institutional care, and other alternative residential environments.
- H-3.1 Access to Employment and Services** Locate appropriate residential uses with convenient access to employment centers and services.
- H-5.3 Sustainable Design** Promote compact, mixed-use development patterns that use land efficiently, reduce pollution and increase energy and resource efficiency.
- HR-1.1 Preservation** Encourage the preservation and re-use of historic structures, landscape features, roads, landmark trees, and trails as well as public access to significant scenic vistas, viewpoints, and view corridors.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- HR-1.7** **Historic Design** Encourage the incorporation of historic design features, as well as safety, when street or other public improvements are proposed in older neighborhoods and districts.
- LU-1.1** **Land Use Mix** Encourage a diverse mix of land uses throughout the City and within large master planned communities to provide opportunities for housing, commerce, employment, recreation, education, culture, social, civic and spiritual activity in balance with natural open spaces and adequately supported by public services and infrastructure.
- LU-1.4** **Walkable Neighborhoods** Create walkable neighborhoods that integrate pedestrian paths and trails into a safe, cohesive and varied transportation system that provides connectivity to nearby land uses and encourages physical activity and less dependence on the automobile.
- LU-1.5** **Strong Sense of Place** Foster distinctive, attractive community districts and neighborhoods with a strong sense of place.
- LU-1.8** **Balance Land Uses with Services** Accommodate and locate the types, densities, and appropriate mix of land uses that can be adequately supported by the associated transportation network, utility infrastructure and public services such as schools, parks and emergency services.
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- LU-1.14** **New Residential Communities** Design new residential communities to complement existing neighborhoods and assure a high level of livability. Establish cohesive development patterns united by a landscape and architectural design framework, and recreational amenities that create a distinct sense of place.
- LU-2.4** **Concentrate Land Uses** Promote efficient use of land resources through compact building design, infill development, and land use patterns that reduce infrastructure costs and make more effective use of existing and planned transportation systems and public facilities, and minimize impacts to natural environmental resources.
- LU-2.5** **Interconnected Neighborhoods** Support the development of compact neighborhoods that locate stores, offices, residences, schools, recreational spaces and other public facilities within walking distance of each other and that facilitate social interaction and alternative modes of transportation.
- LU-2.14** **Maximize Existing Infrastructure** Promote the use and reuse of existing developed areas with available infrastructure and service systems, and reinvest in the maintenance, rehabilitation and expansion of existing infrastructure to serve new development.
- LU-3.2** **Preservation of Stable, Existing Neighborhoods** Preserve the integrity, quality and livability of Hemet's existing residential neighborhoods by requiring that new and infill development be designed to complement existing residential uses, density and character.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- LU-5.1 Siting of Mixed Use Districts** Encourage the development of mixed use and higher intensity residential, commercial, and employment centers along major transportation corridors and near future Metrolink rail stations.
- LU-5.2 Land Use Connections** Promote employment and shopping centers in close proximity to residences in mixed use or transit-oriented development areas, and integrate with attractive and walkable pedestrian paths.
- LU-5.5 Public Spaces** Establish interesting and attractive focal points, public spaces or community uses within mixed use and transit oriented developments that are within walking distance and provide a source of activity and identity for the district.
- LU-7.1 Vibrant Land Use Mix** Encourage the revitalization and development of retail, office, restaurant, entertainment, cultural, civic, and housing uses within the Downtown District that create a pedestrian style living environment and sense of place.
- LU-7.5 Nurture Pedestrian Activity** Support a vibrant and active downtown core by requiring street level uses to be pedestrian friendly such as bookstores, coffee houses, restaurants, and specialty stores within appropriate lot sizes.
- LU-7.14 Residential Synergy** Encourage the development of new residential uses in proximity to supporting uses such as medical offices, transit facilities, community centers, parks and grocery stores.
- LU-9.1 Community Plan** Encourage the preparation of a comprehensive Community Plan for West Hemet in conjunction with landowners, stakeholders, and local agencies; that sets the overall land use, transportation, infrastructure and public facilities framework for future development in the area.
- LU-9.8 Plan for Orderly Development** Ensure the orderly development of West Hemet by updating the City's infrastructure master plans, capital improvement program, and financing mechanisms in anticipation of new development, and coordinate with other public service agencies, adjacent jurisdictions, utilities, resource agencies, and property owners to facilitate a comprehensive approach to new development.
- LU-15.1 Balance of Land Uses** Through the General Plan Land Use and Zoning Maps, establish a balance of land use opportunities for jobs, housing, and services within the community that help achieve the mobility, access, open space, and air quality goals and policies of the City.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- LU-15.3 Pedestrian Linkages and Connectivity** Encourage a built environment that promotes physical activity and access to goods and services while reducing driving and pollution by directing new commercial growth to existing and planned residential areas, incorporating pedestrian linkages and connectivity between land uses, and requiring development and design standards that create walkable streets and neighborhoods.
- LU-15.4 Healthy Development Patterns** Promote development patterns and opportunities that reduce commute times, encourage the improvement of vacant properties and reinvestment in neighborhoods, foster safe and attractive environments, encourage civic participation, and provide public spaces for people to congregate and interact socially.
- LU-15.6 Complete Communities** Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents.
- LU-15.7 Public Spaces** Support the creation of public spaces that foster positive human interaction and healthy lifestyles such as public plazas, sidewalk and other outdoor dining opportunities, public art displays, and central gathering and meeting spaces.
- OS-2.1 Development Design** Encourage the use of clustered development and other site planning techniques to maximize the preservation of permanent open spaces.
- OS-2.3 Greenbelts** Use natural, undeveloped greenbelts as buffers between developments and on the edges of the City to preserve the rural and diverse character of Hemet.
- OS-3.3 Land Use Compatibility** Recognize and protect areas of agricultural production from the encroachment of incompatible land uses and establish appropriate buffers, disclosures, easements, and mitigation measures, as warranted.
- OS-8.2 Land Use Planning** Encourage new and infill development that provides employment opportunities for Hemet residents, to be located near activity centers or along transportation corridors, and incorporates off-road trails for pedestrians and cyclists to reduce the length and number of vehicle trips.
- PS-1.5 Dedicated Open Space** Encourage that areas be dedicated as open space when necessary and appropriate to protect property, public health, and safety from hazards such as earthquake fault zones or floodplains.
- PS-9.3 Safety in Land Use and Design** Promote land use and design policies and regulations that encourage a mixture of compatible land uses to promote and increase the safety of public use areas and of pedestrian travel.

SMART GROWTH: LAND USE AND COMMUNITY DESIGN (CONTINUED)

- RC-1.5 Conversion of Marginal Land** Require the utilization and maintenance of stormwater basins and undevelopable areas of any project (e.g., utility easements, undersized lots) for recreational uses such as tot lots, picnic areas, community gardens, or passive open space, as feasible.
- RC-4.2 Accessibility** Provide well-designed and easily accessible linkages to pedestrian and bike trails to encourage park users to access the park by nonvehicular means.
- RC-4.3 Historical Structures** Consider the use of the park system to preserve structures of historical significance by acquiring, siting, and reusing in an appropriate manner at a public park or recreation facility.
- RC-5.1 Open Space Corridors** Maintain open space corridors containing watercourses, riparian habitat, floodplains, wetlands, grasslands, and other natural resource areas as integral components of an open space system that is part of a continuous community.
- RC-5.2 Open Space Buffers** Provide open space buffer land in areas where development or recreational uses abuts important or ecologically sensitive natural resource areas in order to protect those resources and reduce potential adverse impacts from development.
- RC-5.4 Conservation Areas** Develop passive recreational facilities in conservation areas for natural resources (e.g., Simpson Park and the vernal pool complex), including nature interpretation areas, bird watching, wildlife photography areas, and similar facilities, where such activities can be reasonably provided in accordance with established environmental protections and habitat agreements.
- RC-5.5 Sustainable Recreation** Promote water, energy, and resource conservation and best practices in the design, operation, and maintenance of new and existing parks, trails, and recreational facilities.

TRANSPORTATION AND CONNECTIVITY

GENERAL PLAN POLICIES

- C-1.1 Complete Streets** Support the implementation of complete streets through a multi-modal transportation network that balances the needs of pedestrians, bicyclists, transit riders, mobility-challenged persons, seniors, children, and vehicles while providing sufficient mobility and abundant access options for existing and future users of the street system.
- C-1.18 Mixed Use District Street Design** To facilitate transit-and-pedestrian-oriented street design in the Mixed Use District, consider the implementation of off-street shared parking with parking signage improvements, consolidation of driveways, installation of raised landscaped medians, bus turnouts, traffic signal enhancements, special pavement treatments at pedestrian crossings and intersections, curb extensions, enhanced crosswalks, wider sidewalks, and other appropriate measures which enhance traffic flow, transit efficiency, and pedestrian movements.
- C-2.6 Metrolink Extension** Promote the extension of Metrolink service on the Burlington Northern Santa Fe Railway line from Riverside and Perris to stations located near the realigned SR 79 and downtown Hemet.
- C-2.7 Regional Transit Services** Coordinate with Western Riverside Council of Governments, Riverside County, Riverside Transit Agency, and Riverside County Transportation Commission to identify, protect, and pursue opportunities for public transit along major transportation corridors and future rail service that connect the City with other population and employment centers.
- C-4.2 Transportation Alternatives** Support a variety of transit vehicle types and technologies and encourage alternatives to single-occupancy automobile use such as rail, public transit, paratransit, walking, cycling, and ridesharing.
- C-4.3 Non-Motorized Transportation Plan** Pursue opportunities to implement the city-wide corridors identified in the Western Riverside County Non-Motorized Transportation Plan and connect key activity centers of the City through the development non-motorized transportation corridors and facilities.
- C-4.4 Neighborhood Electric Vehicles** Promote the use of neighborhood electric vehicles (NEVs) by designating low-speed streets within projects and by ensuring connectivity with adjacent supporting uses such as neighborhood commercial uses.
- C-4.5 Development Opportunities** Require new development to include opportunities for alternative transportation, such as bicycle paths, pedestrian connections, bicycle storage, and other facilities such as NEV paths, and charging stations.
- C-4.6 Vehicle Mile Reduction** Create and implement programs that will aid in improving air quality by reducing motor vehicle trips, such as those programs recommended by the Regional Transportation Plan, Riverside County Integrated Project, and the Southern California Air Quality Management Board.

TRANSPORTATION AND CONNECTIVITY (CONTINUED)

- C-4.7 Employer Incentives** Encourage all employers, especially employers of 100 or more persons to support alternative forms of transportation by providing appropriate facilities, including parking for vanpools, bicycle parking, and transit stops.
- C-4.9 Alternative Fuel Use** Promote public transportation systems that use alternative fuels or promote energy conservation.
- C-4.11 Transportation Services Project Amenity** Encourage new senior citizen and multiple-family housing projects of greater than 100 units to provide transportation services as a project amenity.
- C-4.12 Public Facilities and Transportation Services** Coordinate the development of new public facilities with mass transit service and other alternative transportation services and facilities including the consideration of light rail/monorail within the City.
- C-4.14 Transit Providers** Work with public and private transit providers to improve transit service and encourage ridership through the following actions:
- a. Coordinate with RCTC and RTA to get more frequent service and broader transit coverage serving employment, shopping, education, recreation and residential uses.
 - b. Require transit facilities and other alternative modes of transportation such as park-and-ride lots and bus turnouts in major new development and redevelopment projects.
 - c. Encourage fixed route transit services along transportation corridors that connect major uses such as the Hemet Valley Mall, Hemet Valley Medical Center, the Florida Avenue commercial corridor, and other commercial nodes and business districts with residential areas.
 - d. Improve and enhance pedestrian connections between residential, commercial, and industrial uses and transit services.
 - e. Assess senior mobility needs in coordination with existing paratransit providers and commercial operations and institutions (such as hospitals and senior care centers) that interact with Hemet's senior population.
 - f. Actively encourage the Riverside County Transportation Commission and Metrolink/Southern California Regional Rail Authority to prioritize and fund the establishment of two commuter rail stations along the existing RCTC rail line right of way.
 - g. Increase public education about public transit options within the city and greater planning area.

TRANSPORTATION AND CONNECTIVITY (CONTINUED)

- C-5.1 Bikeway and Pedestrian Network** Maintain an extensive trails network that supports bicycles and pedestrians and links residential neighborhoods, schools, commercial centers and employment centers by implementing the City's Bikeway Circulation Plan, including the provision and dedication of bikeways and pedestrian walkways in conjunction with development permits.
- C-5.4 Roadway Sharing** Evaluate the needs of bicycle traffic in the planning, design, construction, and operation of all new roadway projects including the provision of sufficient paved surface width to enable bicycle traffic to share the road with motor vehicles.
- CD-3.4 Enhanced Pedestrian Environment** Promote the transformation of existing automobile-dominated corridors into boulevards that are attractive, comfortable, and safe for pedestrians by incorporating the following:
- ❖ wide sidewalks,
 - ❖ few curb cuts and driveways,
 - ❖ enhanced pedestrian street crossings,
 - ❖ building entrances oriented to the street,
 - ❖ transparent ground floor frontages,
 - ❖ street trees,
 - ❖ streetscape furnishings, and
 - ❖ pedestrian-scaled lighting and signage.
- CD-8.2 Residential Pedestrian Connections** Require the provision of safe, walk-able connections between residential developments, schools and park sites.
- CD-8.3 Commercial Pedestrian Linkages** Encourage the provision of pedestrian linkages to and within large commercial sites, where appropriate to the location, scale of the development, and proximity to residential neighborhoods.
- CD-14.2 Pedestrian Design Concepts** Incorporate pedestrian-friendly design concepts in new development surrounding the transit village. Establish a pedestrian/bicycle trail to link activity nodes in the area.
- LU-1.7 Integrate Land Use and Transportation Networks** Provide a variety of transportation choices to serve adjacent land uses and integrate a comprehensive system of streets, transit, passenger rail, bike paths and pedestrian connections to serve the community.
- LU-2.6 Alternative Modes of Transportation** Promote alternative modes of transportation and provide street systems that disperse rather than concentrate traffic congestion. Provide short, connecting blocks in residential neighborhoods and utilize traffic-calming design strategies to reduce traffic speeds.
- LU-7.9 Metrolink Station** Actively support the location of a future Metrolink station and transit-oriented village within the Downtown District.

TRANSPORTATION AND CONNECTIVITY (CONTINUED)

- LU-7.10 Pedestrian Linkages** Create a pedestrian link that connects the Metrolink train station to various points of interest, activity, and employment in the Downtown District and Historic Core.
- LU-8.4 Transit Connections** Establish transit connections along Florida Avenue, and require incorporation of transit- and pedestrian-friendly design features.
- LU-9.4 New Metrolink Station** Actively promote the prioritization and funding of the Hemet segment of the Perris Valley Line of the Metrolink System and establish a Metrolink station and transit-oriented development in West Hemet near the intersection of the proposed alignment of Stetson Road with the existing tracks.
- LU-9.5 Multi-modal Transportation System** Establish a multi-modal transportation network to serve West Hemet and connect to other destinations within the City. Integrate a phased system of master planned, “green streets”, transit opportunities, bike paths and pedestrian linkages to connect land uses and activity nodes with the area.
- OS-7.2 Public Transportation** Pursue expansion of the public transportation system, as well as bicycle and pedestrian trails that are linked to the regional transit network, to reduce vehicle trips.
- RC-6.2 Development Requirement** Require new development to provide trails in accordance with the City’s recreation and park master plan, specific plan requirements, and the policies of the General Plan.
- RC-6.3 Trail Design and Connections** Design trails for a variety of uses: open space, equestrian, multiple use, and bicycle, as conditions allow. Require that trail designs integrate with the existing and planned Riverside County Regional Trail System and the Diamond Valley Lake Trail System, as appropriate.

WATER CONSERVATION

GENERAL PLAN POLICIES

- CD-3.7 Drought Tolerant Landscaping** Encourage the use of drought tolerant landscape materials in streetscapes that are easy to maintain and that are compliant with the California Friendly Landscape Palette.
- CD-4.6 Native Plant Material** Require the use of native plant material when revegetating open space areas or hillside areas disturbed with new development.
- CD-7.3 Landscape Design** Encourage the use of creative landscape design to enhance visual interest, reduce conflicts between different land uses, accommodate stormwater drainage and treatment, and incorporate drought tolerant landscape materials.
- CSI-2.4 Recycled Water Use** Support water districts' efforts to promote the use of recycled water where infrastructure is available and to expand infrastructure where it does not currently exist.
- CSI-2.5 Recycled Water Line Expansion** Work with the water districts to explore options for expanding recycled water pipelines to serve City parks and public landscape corridors that are near existing infrastructure.
- CSI-2.6 Common-Area Recycled Water** Require the installation of recycled water lines for all appropriate streetscapes and common areas when within one-half mile of either an existing and/or master planned tertiary water trunk line, as shown on any water district's master plan, as feasible. The facilities shall meet performance standards established by the supplier of reclaimed water to the site.
- CSI-2.7 Ground Water Recharge** Ensure that adequate aquifer water recharge areas are preserved and protected through a comprehensive water management strategy.
- CSI-4.3 Pollutant Discharge** Prevent pollutant discharge into storm drain systems and natural drainages and aquifers by cooperating in regional programs with stakeholders and the Regional Water Quality Control Board to implement the National Pollutant Discharge Elimination System program, Storm Water Pollution Prevention Plans, Water Quality Master Plans, , comply with the requirements of the Lake Elsinore Canyon Lake TMDL to reduce nitrogen and phosphorous in the San Jacinto River Watershed, and provide education on best management practices for the public and the development community
- CSI-4.4: Groundwater Recharge** Require development projects to minimize stormwater runoff and provide on-site opportunities for groundwater recharge that are integrated into the project design and amenities, and utilizing Low Impact Development techniques.

WATER CONSERVATION (CONTINUED)

- CSI-4.6 Aesthetic Design** Require use of landscaped swales and detention areas that provide percolation to the greatest extent possible using best management practices in order to promote sensitive and aesthetic design solutions for retaining on-site the incremental increases in runoff from a development site.
- CSI-4.7 Bioswales** Discourage lined channels and encourage “soft bottom” channels that provide slower water runoff, first-flush capabilities, groundwater recharge potential, and streambed vegetation.
- CSI-4.10 Low Impact Development** Limit disruption of natural hydrology by reducing impervious cover, increasing on-site infiltration, and managing stormwater runoff at the source. Use the following principles in development design:
1. On undeveloped sites proposed for development, promote on-site stormwater infiltration through design techniques such as pervious paving, draining runoff into bioswales or properly designed landscaped areas, preservation of natural soils and vegetation, and limiting impervious surfaces;
 2. On previously developed sites proposed for major alteration, provide stormwater management improvements to restore natural infiltration to the extent practicable;
 3. Provide flexibility for design standards on impervious surfaces when it can be shown that such reductions will not have a negative impact and will provide the benefits of stormwater retention, groundwater infiltration, reduction of heat islands, enhancement of habitat and biodiversity, and other environmental benefits.
 4. Encourage and promote the use of new materials, Best Management Practices, and technology for improved stormwater management, such as pervious paving, green roofs, rain gardens, and vegetated swales.
 5. Integrate detention and retention basins into the landscape design of development sites using methods such as a network of small ephemeral swales treated with attractive planting.
 6. Discourage the use of mounded turf and lawn areas that drain onto adjacent sidewalks and parking lots; replace these areas with landscape designs that retain runoff and allow infiltration.
- CSI-4.11 Ahwahnee Water Principles** Incorporate the Ahwahnee Water Principles for Resource Efficient Land Use into development design, as appropriate, to reduce costs and improve the reliability and quality of the City’s water resources.

WATER CONSERVATION (CONTINUED)

- LU-2.11 Stormwater Management** Require a Stormwater Management approach to drainage systems that promotes multiple purposes for flood protection, water quality, groundwater recharge, habitat hydration, and serves as an attractive community amenity. Promote naturalized, soft-bottom channels and basins with landscaped banks and setbacks that incorporate trail systems where appropriate.
- LU-2.12 Use of Recycled Water Systems** Require connections and use of recycled water facilities where possible to irrigate public landscapes and create water elements that will add to community value.
- OS-1.2 Vernal Pools** Preserve the integrity of the vernal pool complex by ensuring adequate hydration, providing appropriate conservation buffers, and the preservation of native plants, in accordance with the requirements of the Multi-Species Habitat Conservation Plan.
- OS-1.3 Wetland Habitats** Require project applicants to conserve wetland habitats along the San Jacinto River, the Upper Salt Creek watershed, and elsewhere as identified where conservation serves to maintain watershed processes that enhance water quality and contribute to the hydrologic regime, and comply with Clean Water Act Section 404. Identify and, to the maximum extent possible, conserve remaining upland habitat areas adjacent to wetland and riparian areas that are critical to the feeding, hibernation, or nesting of wildlife species associated with these wetland and riparian areas.
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- OS-5.1 Natural Approaches** Use natural approaches to the maximum extent possible to manage streams and create drainage infrastructure systems to protect groundwater recharge areas, conserve groundwater resources, maintain water quality through pollution reduction, channel drainage in environmentally sensitive ways, and design attractive and multi-use open space areas for recreation and habitat.
- OS-5.2 Protection of Groundwater Resources** Identify and protect the area's waterways and groundwater resources from depletion and sources of pollution in cooperation with local water districts, Riverside County Flood Control District, the Santa Ana Regional Water Quality Control Board, or other appropriate agencies.
- OS-5.3 Development Design** Encourage the efficient use of water resources by residential, commercial, and industrial users by requiring development project proposals to incorporate best management practices into their designs, including the use of new technology in development design.
- OS-5.4 Reclaimed Water** Use reclaimed water to irrigate parks, golf courses, public landscaped areas, and for other feasible applications as service becomes available from local water providers.

WATER CONSERVATION (CONTINUED)

- OS-5.5 Water Efficient Landscaping** Require new landscape installations or rehabilitation projects by public agencies, nonresidential developers, multi-family residential developers, and homeowners to use water efficiently, encourage water conservation, and prevent water waste.
- OS-5.6 Water Management Strategy** In cooperation with local water suppliers, adopt and implement a comprehensive water management strategy that specifies the City's role in the conservation and groundwater recharge effort.
- OS-5.8 Educational Outreach** Support and engage in educational outreach programs with local water suppliers and other agencies that promote water conservation, drought-tolerant landscapes, and widespread use of water-saving technologies
- RC-5.3 Environmentally Sensitive Design and Landscaping** Require that new parks be sited and developed in an environmentally sensitive manner with drought-tolerant landscaping, recycled water for irrigation, and natural drainage courses that recharge groundwater.

ENERGY AND RESOURCE CONSERVATION

GENERAL PLAN POLICIES

- C-1.4 Traffic Management** Continue to improve signal coordination and advanced traffic management systems at major intersections and along roadway corridors in order to optimize traffic flow through the City and reduce traffic queuing.
- CD-5.8 Lighting Aesthetics** Reduce light pollution by requiring new developments to install suitable new fixtures and existing fixtures to be upgraded upon repair and maintenance, as appropriate.
- CD-8.5 Neighborhood Amenities** Encourage appropriately scaled neighborhood-supportive facilities and services to enhance neighborhood identity and provide convenient access within walking and biking distance of city residents.
- CD-9.5 Multi-purpose Commercial Uses** Encourage multi-purpose facilities within commercial developments that may be provided for a variety of public and private events.
- CD-1.10 Neighborhood Street Trees** Encourage the strategic selection of street tree species to enhance neighborhood character and identity and preserve the health and diversity of the urban forest.
- CD-3.12 Replacement Trees** Replace any mature tree removed from private property or the public right-of-way with California-friendly or shade tree of similar size and shape, as reasonably feasible, and locate so as not to be a hazard or conflict with other utilities or public improvements.
- CD-13-19 Public Building Design** Ensure that existing and future buildings in the civic center complex follow design and sustainability guidelines.
- CSI-1.1 Infrastructure Availability** Encourage future development to occur in areas where infrastructure for water, sewer, and stormwater can most efficiently be provided.
- CSI-5.3 Energy Services** Ensure the provision of reliable, quality energy services and promote energy conservation throughout the City.
- CSI-5.4 Solar Energy** Encourage new buildings to maximize solar access to promote passive solar energy use, natural ventilation, effective use of daylight, an on-site solar generation.
- CSI-5.5 Energy Efficient Design** Encourage the efficient use of energy resources by residential, commercial, and industrial users by requiring project proposals to incorporate energy efficient products and techniques into their designs in accordance with adopted California Green Building Standards Code standards and other adopted development standards.

ENERGY AND RESOURCE CONSERVATION (CONTINUED)

- CSI-5.6 Building Retrofits** Encourage the retrofitting of existing buildings to use low maintenance, durable building materials, and high-efficiency energy systems and appliances
- CSI-5.9 Municipal Operations** Reduce energy consumption in municipal operations.
- CSI-5.10 Conservation and Clean Energy Programs** Explore the use of grant funds and programs with SCE and non-profit agencies to establish programs for energy conservation (e.g., home weatherization, Energy Star applicants) and transition to the use of clean and renewable energy (e.g., photovoltaic retrofits, solar hot water heaters and pumps).
- CSI-7.3 School Siting** Encourage the siting of schools close to the neighborhoods they are intended to serve, siting to facilitate safe access for students walking, bicycling, or driving to and from school sites, and siting to minimize the extension of infrastructure and services.
- CSI-7.5 Facility Design** Promote the design of school and community facilities so that there are multiple-purpose buildings and benefits for the surrounding area and users.
- CSI-8.4 Green Building** Through incentives such as expedited review of development projects, promote nonrequired alternative energy practices and Leadership in Energy and Environmental Design (LEED®) certifications.
- CSI-10.7 Green Leadership** Encourage service providers to provide “green” leadership by incorporating alternative energy products in their facilities and conservation practices in their operations.
- H-5.2 Energy Efficient Design** Enforce energy efficiency standards in new construction and increase energy efficiency in older neighborhoods.
- HR-1.6 Use/Adaptive Re-use** Encourage retention of structures in their original use or reconversion to their original use where feasible. Encourage sensitive, adaptive re-use where the original use is no longer feasible.
- HR-1.9 Public Buildings and Sites** Maintain and improve City-owned or City-funded historic buildings and sites in an architecturally and environmentally sensitive manner.
- HR-2.1 Consultation** Consult with the Soboba Band and any other interested Indian tribes to identify and appropriately address cultural resources and tribal sacred sites through the development review process. Require a Native American Statement as part of the environmental review process of development projects with identified cultural resources.

ENERGY AND RESOURCE CONSERVATION (CONTINUED)

- HR-2.2 Monitoring** Require monitoring of new developments where resources or potential resources have been identified in the review process
- HR-2.3 Evaluation** Resources found prior to or during site development shall be evaluated by a qualified archaeologist or paleontologist, and appropriate mitigation measures shall be applied before resumption of development activities. Development project proponents shall bear all costs associated with the monitoring and disposition of cultural resources management within the project site.
- LU-1.6 Open Space Preservation** Recognize and preserve open space, prominent landforms, natural beauty and critical environmental areas through creative design and integrate open space and trail networks within the urban fabric to enhance the character and quality of life.
- LU-2.9 Sustainable Design** Require that new development be designed to minimize consumption of water, energy and other resources and provide long-term sustainable site and building design features.
- LU-2.13 Criteria Cell Refinement** In conjunction with affected land owners and agencies, pursue a criteria cell refinement to the Multi-Species Habitat Conservation Plan (MSHCP) to provide for a more viable vernal pool habitat complex while accommodating a comprehensive development footprint and habitat interface buffer for future development.
- LU-9.9 Natural Resource Protection and Refinement** Require that development in West Hemet occur in a manner that respects and protects natural resources; while encouraging a criteria cell refinement to the MSHCP to enhance habitat value and provide improved land use opportunities and synergy.
- LU-9.11 Sustainable Infrastructure and Development** Require new infrastructure systems and site development to incorporate sustainable design and best practices including the use of recycled water, alternative and energy conserving techniques, and naturalized "conjunctive use" drainage basins to accommodate drainage, recharge the aquifer, promote water quality, and add aesthetic value as a neighborhood amenity.
- LU-11.5 Sustainable Industries** Recruit "green technology" entrepreneurs and encourage existing businesses to incorporate sustainable business practices in their daily operations.
- LU-15.8 Rural Residential and Agricultural Areas** Promote healthy land use patterns by preserving scenic and open space resources, preventing inappropriate development in agricultural and rural areas, and developing or honoring incentives that preserve the economic value of agricultural and open space lands.

ENERGY AND RESOURCE CONSERVATION (CONTINUED)

- OS-1.1 Development Proposals** Require development proposals to identify significant biological resources and to provide mitigation, including the use of adequate buffering and sensitive site planning techniques, selective preservation, provision of replacement habitats, and other appropriate measures as may be identified in habitat conservation plans or best practices related to particular resources.
- OS-1.4 Resource Protection in Development Design** Require appropriate resource protection measures to be incorporated within specific plans and subsequent development proposals. Such requirements may include the preparation of a vegetation management program that addresses landscape maintenance, fuel modification zones, management of passive open space areas, provision of corridor connections for wildlife movement, conservation of water courses, rehabilitation of biological resources displaced in the planning process, and use of project design, engineering, and construction practices that minimize impacts on sensitive species, MSHCP conservation areas, and designated critical habitats.
- OS-1.8 Local Resource Preservation** Maintain and enhance the natural resources of the Santa Rosa Hills, Tres Cerritos Hills, Salt Creek, Bautista Canyon, San Jacinto River/Bautista Creek, Reinhardt Canyon, Lakeview Mountains, Diamond Valley Lake, and all other waterways, ecosystems, and critical vegetation to ensure the long-term viability of habitat, wildlife, and wildlife movement corridors.
- RC-5.6 Replacement Trees** Maintain an attractive and comfortable park environment by replacing any mature tree removed from a park setting with a California-friendly or shade tree of similar size and shape or with smaller trees at a 2:1 ratio, as reasonably feasible.
- OS-2.2 Resource Conservation** Conserve view corridors and ridgelines, the San Jacinto River and Mountains, slopes, significant rock outcroppings, historic and landmark trees, and other important landforms and historic landscape features through the development review process.
- OS-2.4 Landscaping Guidelines** Require developers and residents to incorporate native drought-resistant vegetation and shade trees into landscape designs to conserve water, improve comfort, augment neighborhood aesthetics, reduce energy use from operation of buildings, and maximize carbon capture and storage.
- OS 3.1 Conservation of Agricultural Land** Support conservation of the remaining productive and prime agricultural lands in the Planning Area by encouraging their preservation, honoring the preservation easements that conserve Bautista Canyon land in perpetuity, and seeking opportunities for additional preservation easements.
- OS-4.2 Protect Mineral Resources** Protect and conserve mineral resource deposits in designated areas to ensure that such deposits are available for future use.

ENERGY AND RESOURCE CONSERVATION (CONTINUED)

- OS-4.3 Minimize Long-Term Impacts** Ensure that surface mining operations are designed to maintain the integrity of significant viewsheds, hillsides, and aesthetic resources as designated by the City.
- OS-6.1 CALGreen Standards** Encourage the efficient use designs in accordance with adopted California Green Building Standards Code standards and of energy resources by residential, commercial, and industrial users by requiring project proposals to incorporate energy-efficient products and techniques into their other development standards.
- OS-6.2 City Incentives** Through incentives such as expedited review of development projects, promote nonrequired alternative energy practices and Leadership in Energy and Environmental Design (LEED) certifications.
- OS-6.3 Federal, State, Utility Company Incentives** Encourage homeowners, business owners, and other energy users to use incentives offered by federal, state, and utility companies; to identify voluntary retrofit opportunities and funding options that increase building energy performance; and to reduce energy consumption.
- OS-6.4 Public Sector Development and Practices** Require Redevelopment Agency-funded projects, public sector projects, and publicly owned institutions and facilities to use systems, methods, and practices that promote energy conservation.
- OS-6.5 Clean Energy** Support the use and production of clean energy resources through green technology and programs that promote wind, solar, renewable, biomass, and cogenerating energy resources, where compatible with adjacent land uses.
- OS-6.6 Solar Energy** Encourage existing or new structures to maximize solar access by promoting passive solar energy design, natural ventilation, effective use of daylight, an on-site solar generation.
- OS-7.1 Air Pollution Reduction** Reduce the amount of air pollution emissions from mobile and stationary sources, and enhance the South Coast Air Basin by using best management practices in development proposals and project implementation.
- OS-7.4 Municipal Fleet** Manage the municipal fleet to achieve the highest possible number of fuel-efficient and low emissions vehicles commercially available.
- OS-7.5 Trip Reduction** Encourage a mix of housing types that are affordable to all segments of the population and are near job opportunities to further reduce vehicle trips.
- OS-7.6 Transportation Trip Management** Encourage employers to implement transportation demand management (TDM) measures to reduce trips and vehicle miles traveled.

ENERGY AND RESOURCE CONSERVATION (CONTINUED)

- OS-7.7 Clean Technologies** Encourage businesses to use clean, innovative technologies and promote the use of alternative clean-fueled vehicles, new transportation technologies, and other alternatives to the combustion engine for City vehicles and individual use.
- OS-7.8 Green Building Techniques** Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.
- OS-7.9 Stationary Source Pollution** Continue to minimize stationary source pollution through the following:
- ❖ Ensure that industrial and commercial land uses are meeting existing South Coast Air Quality Management air thresholds by adhering to established rules and regulations.
 - ❖ Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources.
 - ❖ Reduce exposure of the City's sensitive receptors to poor air quality nodes through smart land use decisions.
- OS-7.14 Public Education** Protect the air from contamination by working with South Coast Air Quality Management District and other interested organizations to elevate public awareness regarding air pollution sources and pollutant reduction initiatives.
- OS-7.15 State Updates** Consult and coordinate with State resource and emergency management agencies regarding updates to climate change science and development of adaption priorities.
- OS-8.1 Comprehensive Approach** Coordinate policies and implementation measures of the various elements of the General Plan to ensure a comprehensive approach to reducing greenhouse gas emissions and to establish the basis for a sustainability plan.
- OS-8.6 Vehicle Miles Traveled** Cooperate with regional, state, and federal agencies to reduce vehicle miles traveled and consequent emissions through job creation.
- OS-8.7 Innovative Practices** Encourage the efforts of utility companies, water companies, private businesses, and other persons or organizations in their efforts to institute sustainable practices in their operations.
- PS-2.2 Flood Area Preservation** Encourage flood control infrastructure that does not reduce the natural character or limit use of the site.
- RC-6.1 Trail Development** Develop and maintain an off-road trail system in open space areas, greenways, and conservation corridor areas that provide recreational opportunities while protecting significant plant and animal species and other environmental resources.

WASTE REDUCTION

GENERAL PLAN POLICIES

- CSI-6.1 Solid Waste System** Promote efficient, economical, and environmentally sound waste collection, management, and disposal.
- CSI-6.2 Recycling** Achieve maximum diversion of materials from disposal through the reduction, reuse, and recycling of wastes to the highest and best use.
- CSI-6.3 Waste Handling Strategy** Update the City's waste handling strategy, as needed, to address issues of landfill capacity and new state regulations.
- HR-1.3 Incentives** Provide incentives wherever possible to protect, preserve, and maintain the City's heritage by offering alternatives to demolition and encouraging restoration and rehabilitation. Where feasible, allocate resources and/or tax credits to prioritize the retrofitting of irreplaceable historic structures.
- HR-1.4 Demolition Alternatives** Require development applications that include the demolition of structures older than 50 years or are listed in the Eastern Information Center Historic Data File for Riverside County, to consider alternatives to demolition such as architecturally compatible rehabilitation, adaptive reuse, and relocation.
- OS-4.5 Restoration and Reuse** Provide for the restoration and reuse of the surface mining site upon completion of the extraction and production activities in a manner that is sensitive to and compatible with the character and integrity of adjacent land uses and the natural environment.
- OS-6.7 Recycling** Promote the use of recycling and recycled materials in development projects and consumable products.
- OS-7.11 Fugitive Dust** Reduce the amount of fugitive dust released into the atmosphere by construction and demolition, materials handling, paved roads, unpaved roads, and stock piles through development standards and compliance with CEQA regulations.
- PS-5-7 Public Awareness** Raise public awareness of the appropriate manner to dispose of household hazardous waste through education and/or collection events.

EQUITABLE AND STRONG ECONOMY

GENERAL PLAN POLICIES

- AC-1.5 Promote Art and Culture** Promote artistic and cultural facilities and activities that benefit the City in terms of overall image, economic stimulus, and long-term goals.
- AC-2.1 Economic Benefits** Promote the preparation of a strategy that capitalizes on the economic benefits of arts in the community and creates a plan to incorporate the arts into economic development efforts that increase tourism, attract creative and manufacturing industries, improve education, advance the local workforce, and improve the quality of life.
- AC-2.2 Tourism** Include arts and culture in the City's tourism strategy, particularly through efforts that promote, brand, and market Hemet's unique cultural heritage and historic resources.
- AC-3.1 Public Awareness** Increase the awareness of the public to the benefits of art and culture by recognizing and promoting the arts, artists, performing arts, and educational organizations
- AC-3.5 Citizen Involvement** Encourage active citizen involvement in the planning, development, and provision of arts and cultural programs, facilities, and services.
- C-2.1 State Route 79** Advocate efforts by the Riverside County Transportation Commission and California Department of Transportation to plan, fund and build the realignment of State Route (SR) 79, as shown on the Circulation Map, and actively pursue prioritization of this roadway for near-term construction.
- C-2.2 Regional Coordination** Coordinate with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities that address area-wide and regional travel needs including the State Transportation Improvement Program (STIP), the Riverside County Integrated Project (RCIP), the Community and Environmental Transportation Acceptability Process (CETAP), and the WRCOG Non-Motorized Transportation Plan..
- C-2.3 Mid-County Parkway** Support development of the Mid-County Parkway that will run from Highway 79 in San Jacinto to I-215 in Perris and will interface with Cajalco Road that connects to I-15 in Corona.
- C-7.4 Airport Operations** Support airport operation efforts to attract new industries and associated development that provide job opportunities and stimulate the local economy.
- C-8.4 Capital Improvement Program** Continue to update, expand and implement the City's Capital Improvement Program (CIP) on an annual basis to prioritize, finance and complete circulation improvement projects.

EQUITABLE AND STRONG ECONOMY (CONTINUED)

- CD-1.4 Sustainable Tourism** Maintain and enhance year-round opportunities for sustainable tourism based on the area's natural resources, historic heritage, and cultural amenities without diminishing the quality of life of current residents
- CD-1.9 Iconic Buildings** Encourage the development of iconic public and private buildings in key locations to create new landmarks and focal features that contribute to the City's design form and identity.
- CD-14.1 Mixed Use Hub** Transform the area surrounding the future metrolink station area as a mixed use transit village.
- CSI-1.5 Financing Mechanisms** Encourage the use of specific plans, development agreements, community facilities districts, or other mechanisms that specify and regulate the nature, timing, cost, and financing of water, wastewater, and/or storm drainage improvements and services.
- CSI-1.6 Business and Employment Districts** Work with property owners to establish a financing mechanism, such as financing districts, to provide infrastructure and maintenance in major employment locations and corridors, such as in west Hemet and along the Domenigoni Parkway and Florida Avenue corridors to attract new investment and industry.
- CSI-7.9: Higher Education** Pursue the establishment of technical trade schools and college campuses or facilities that offer education and training opportunities for Hemet residents and businesses.
- CSI-8.1: Health Care Facilities** Encourage the establishment of a broad range of health care facilities and associated hospitals, acute care facilities, medical offices, businesses, and medical educational and research facilities.
- CSI-9.4 Funding** Maintain, expand, and develop public and quasi-public facilities by identifying and soliciting funding from additional sources to supplement cultural, community, and library facilities and services.
- CSI-10.1: Service Provision** Recognize that the City has a diverse population with specialized needs, and provide for the needs of the citizenry through public, nonprofit, and private assistance organizations.
- CSI-10.2 Senior Facilities** Support and encourage the development of independent living or care facilities for seniors in locations with convenient access to social services, commercial areas, medical services, and transportation.
- CSI-10.6 Partnerships** Establish partnerships with other public and private sector agencies to coordinate and facilitate the provision of services to persons residing within the City's jurisdictional boundaries.

EQUITABLE AND STRONG ECONOMY (CONTINUED)

- H-1.3** **Equal Access to Housing** Ensure that families with children have equal access to housing through enforcement of anti-discrimination policies and by facilitating the construction of housing to meet the needs of such families.
- H-2.2** **Housing Availability** Encourage the provision and continued availability of a range of housing types throughout the community, including mobile homes and rental housing, for all economic segments of the community.
- H-3.2** **Jobs/Housing Balance** Plan for residential land uses that accommodate anticipated growth of new employment opportunities.
- LU-1.2** **Job Creation** Promote job growth within Hemet by establishing land use patterns that encourage commercial and industrial growth opportunities, improve the City's job-housing balance, reduce commute distances and time, lower vehicle emissions, and provide economic growth and stability for all segments of the City's population.
- LU-1.13** **Build a Strong Community** Support the development of a strong, socially connected and ethnically diverse community, by working to provide a balance of jobs and housing within the City, reducing commute times, promoting community involvement and activities, enhancing public safety, and providing a wealth of educational, cultural and recreational opportunities.
- LU-4.5** **Redevelopment of Existing Properties** Support the upgrading and maintenance of the City's housing inventory, commercial and industrial buildings, and aging infrastructure replacement, through technical and economic assistance where appropriate in Redevelopment and CDBG areas, and in partnerships with community-based efforts.
- LU-6.3** **Commercial Growth** Encourage the establishment of retail and other support and entertainment uses that provide a broader selection of high-quality goods and services for residents, workers, and tourists to enjoy, and to minimize sales leakages to other communities.
- LU-7.2** **Downtown Principles** Utilize the Downtown Principles concepts and strategies to create a major activity "hub" in the Downtown District.
- LU-7.12** **Adaptive Reuse of Buildings** Permit the adaptive reuse of buildings such as older residential homes converting to low intensity office/retail uses, where consistent with the General Plan land use designation.
- LU-11.2** **Job Growth Industries** Facilitate job growth and business attraction and retention in areas such as green technology, tourism, airport related industry, health care, leisure and hospitality, manufacturing, and related industries, retirement facilities and services, and by promoting the establishment of higher education and technical schools in the City.

EQUITABLE AND STRONG ECONOMY (CONTINUED)

- LU-11.6 Skilled Labor Force** Encourage a variety of businesses and industries to locate in the City, including clean, high-technology industries, innovative start-up companies, and commercial/professional office uses that provide high-skill/high-wage job opportunities.
- LU-12.1 Sustainable Tourism** Maintain and enhance year-round opportunities for sustainable tourism based on the area's natural resources, historic heritage, and cultural amenities without diminishing the quality of life of current residents.
- LU-13.5 Art and Culture** Promote the use of art and culture in the City's economic development efforts of marketing, branding, communication, increasing the pool of educated and qualified employees, attracting the creative industries, and creating an aesthetic environment for tourists and potential businesses.
- LU-13.7 Reuse of Underutilized Properties** Encourage the reuse of vacant, underutilized, or obsolete commercial and industrial buildings with higher value uses that are consistent with the General Plan goals and policies.
- OS-8.3 Mixed Use Development** Support mixed-use commercial-residential development in accordance with the Land Use Element as an opportunity to improve the City's current jobs-housing ratio and work-live balance.
- OS-8.4 Local Employment** Continue to create local employment opportunities by maintaining an adequate supply of designated commercial and industrial land, in accordance with the Land Use Element.
- OS-8.5 Jobs/Housing Balance** Improve the City's jobs-housing balance by encouraging the development, expansion, and retention of business.
- PS-7.1 Fire Service Response** Assess the impacts of incremental increases in community development density and intensity and subsequent impacts on traffic congestion, municipal infrastructure capacity, fire hazards, and emergency response times. Ensure through the development review process that new development and redevelopment will not result in a reducing fire protection services below acceptable, safe levels with adequate fire flows and response time of five minutes or less for 80 percent of fire and emergency calls on both a citywide and response area basis.
- PS-7.5 Fire Protection Adequacy** Maintain adequate and appropriate personnel, emergency vehicles, and other firefighting equipment and technology to respond to fires and other disasters or emergencies.
- PS-8.1 Police Services** Ensure through the development review process that new development and redevelopment will not result in a reduction of law enforcement services below acceptable, safe levels with a seven minute average response time for emergency calls within urban areas, and a nine minute average response time for emergency calls in rural areas. Maintain sufficient and adequate facilities, personnel, and services to meet the community's needs.

EQUITABLE AND STRONG ECONOMY (CONTINUED)

Acronyms of General Plan Element Policies

AC:	Art and Culture
C:	Circulation
CD:	Community Design
CSI:	Community Services and Infrastructure
H:	Housing
HR:	Historic Resources
LU:	Land Use
OS:	Open Space and Conservation
PS:	Public Safety
RC:	Recreation and Trails